



Substantial home with south east facing garden

Nutwood, Horsted Lane, Isfield, Uckfield, East Sussex, TN22 5TX

Freehold





Entrance hall • Sitting room • Family room • Kitchen & dining room • Study • Utility room • Cloakroom • Master bedroom with en suite bathroom and dressing room/ study • 3 further bedrooms • Family bathroom
 • Detached double garage • Front and south-east facing rear garden • About a third of an acre • EPC rating D

About the property

Situated in a semi-rural position in the sought-after village of Isfield, Nutwood is an attractive Tudor-style modern home built in the early 1980s. The house offers well presented, spacious and versatile accommodation extending to nearly 2,600 sq ft; the layout on the ground floor being particularly well thought-out with an excellent flow between the main living spaces, ideal for family living and entertaining alike. The current owners have updated and much improved the property with points of note including the remodelling of the kitchen and utility rooms, two stylish modern bathroom suites, replacement double glazing, Lutron lighting control switches and American black walnut solid wood flooring in the hall and sitting room.

The floor plans give a comprehensive overview of the full extent of the house. There are two formal reception rooms lying off the spacious entrance hall: an impressive sitting room featuring a handsome inglenook fireplace, and a family room with an inset Stovax woodburner. The kitchen and dining room overlooks the garden and is fitted with a range of units and display cupboards, with

Siemens integrated appliances, plumbing for a larder-style fridge/freezer and ample space for a large dining table; it is served by an adjoining utility room. A study and cloakroom complete the ground floor accommodation.

There are four bedrooms and a family bathroom lying off a part-galleried first floor landing, including a superb master suite with dressing room (currently used as a second study) and a luxurious bathroom with suite including a freestanding slipper bath and separate shower.

Nutwood is accessed from Horsted Lane via timber five-bar gate which opens to a gravelled parking area with space for a number of cars, ahead of the detached double garage. To the front of the house is an area of lawn, partially screened from the lane by a low brick wall and well-stocked borders; views to the north west take in the charming Lavender Line steam railway.

The rear garden is of particular note, being south east facing and having a peaceful rural outlook. Lying adjacent to the rear of the house is a large stone terrace



which opens to an expanse of lawn, well-enclosed by hedging, some mature trees and shaped flower and shrub borders. In all, about 0.34 of an acre.

Situation

Nutwood is situated in the sought-after village of Isfield, in East Sussex. Isfield has a thriving village community with a variety of societies and events throughout the year, together with the benefit of a farm shop, two public houses and the historic Lavender Line steam railway.

For a wider variety of shops and recreational amenities Uckfield is 3 miles away, the County town of Lewes lies about 5 miles to the south, and the vibrant city of Brighton and Hove on the south coast beyond. Haywards Heath and Royal Tunbridge Wells are also within easy reach.

Both Uckfield and Lewes provide regular train services to London. In addition, Haywards Heath offers fast and frequent trains to London (Victoria, London Bridge and Thameslink services) with journey times from 45 minutes.

Gatwick Airport lies approximately 25 miles to the north east, as does junction 10 of the M23 which links to the M25 and wider motorway network.

There is an excellent range of state and independent schools in the area, including a nursery and primary school in the

neighbouring village of Little Horsted, Uckfield Community Technology College, Lewes Priory, Cumnor House, Lewes Old Grammar School and Hurstpierpoint, Brighton and Eastbourne Colleges.

All times and distances are approximate.

Directions

From the centre of Isfield village, proceed south on Station Road and at the T-junction by the Lavender Line station turn left into Horsted Lane. Nutwood can be found on the right hand side, set behind a low brick wall, just before the road bears around to the right.

Services

Oil fired central heating. Mains electricity, water and drainage.

Outgoings

Wealden District Council, 01892 653311. Tax band G.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills on 01444 446000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.





Nutwood, Horsted Lane, Isfield, Uckfield, East Sussex, TN22 5TX

Approximate Area 241.2 sq m / 2596 sq ft

Garage 30.1 sq m / 324 sq ft

Total 271.3 sq m / 2920 sq ft



savills

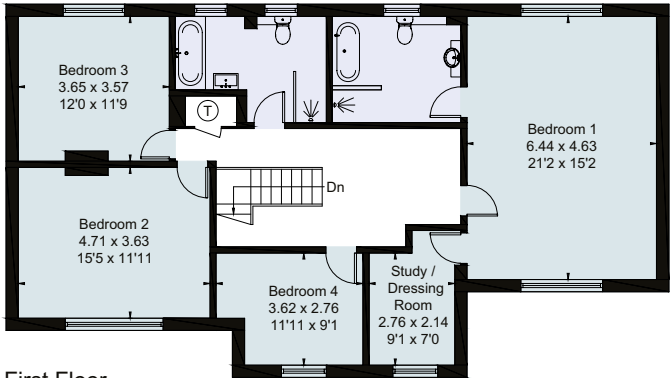
savills.co.uk

Rohan Vines

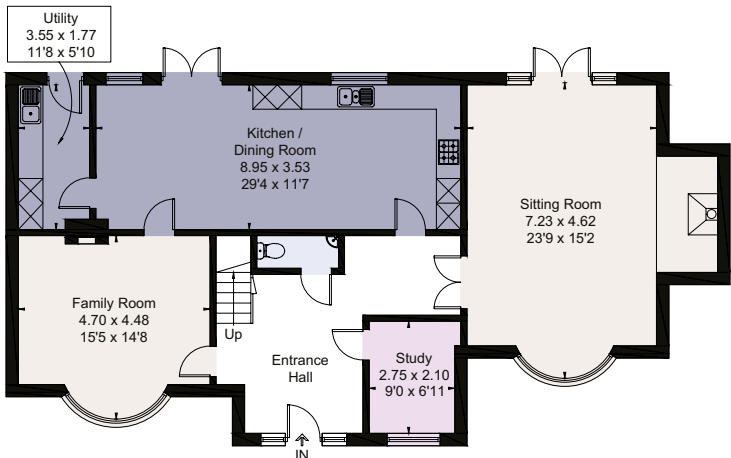
Savills Haywards Heath

01444 446000

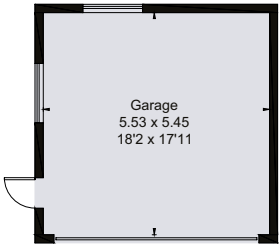
rvines@savills.com



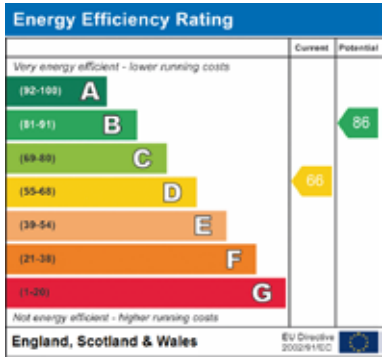
First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)



For identification only. Not to scale. © JC91021012

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com. Brochure prepared: January 2020. Photographs taken: January 2020.

